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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3631

DECISION Special Permit Under ENVIRONMENTAL DESIGN REVIEW

Applicant: Gote Hule for Acitron Cocina Mexicana
Property Address: 473 Massachusetts Avenue, Arlington, Massachusetts 02476

Hearing Dates: August 17, 2020, September 14, 2020
Date of Decision: September 14, 2020

20 Day Appeal Period Ends: October 14, 2020

**Members
Approved**

Rachel J. Zember
David M. Wate
Eugene B. Benson

Opposed

Town Clerk's Certification

Date



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Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

Environmental Design Review Docket #3631
473 Massachusetts Avenue, Arlington, MA 02476

September 14, 2020

This Decision applies to the application by Gote Hule for Acitron Cocina Mexicana at 473 Massachusetts Avenue, Arlington, MA 02476 for Special Permit Docket #3631 to replace signage in the B3 Village Business District. The Board reviewed and approved an Environmental Design Review Special Permit in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review, and Section 6.2 Signs. A public hearing was held on August 17, 2020 and continued to September 14, 2020, when the public hearing was closed and signage approved by a vote of 4-0.

Materials reviewed for this Decision:

- Application for EDR Special Permit submitted July 21, 2020, including dimensional information and renderings of the proposed signage
- Updated sign plan provided for continue hearing provided on September 9, 2020

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. A restaurant is allowed in the B3 Village Business District Zoning District.
2. A restaurant has operated in this location for many years, and is appropriately located in a major commercial district.
3. There are no exterior alterations proposed other than signage.
4. A restaurant has operated in this location for years without overloading any public utilities.
5. No special regulations are applicable to the proposed use.

6. The use does not impair the integrity or character of the neighborhood.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

1. EDR-1 Preservation of Landscape

There are no changes to the landscape as there are no proposed exterior alterations.

2. EDR-2 Relation of the Building to the Environment

There are no changes to the exterior of the building other than the new signage.

3. EDR-3 Open Space

There are no changes to open space.

4. EDR-4 Circulation

The existing circulation will not change.

5. EDR-5 Surface Water Drainage

There is no change to the exterior of the building that would change surface water run-off or drainage.

6. EDR-6 Utilities Service

There will not be any changes to utility service.

7. EDR-7 Advertising Features

The restaurant will update their current awning sign by installing a wall sign above a new clay-colored awning.

The wall sign is made up of individual letters and corner decorations, all black, mounted to a tan-colored backer panel. The backer panel is 66 square feet, but the copy is 19.5 square feet. The corner decorations must be brought closer to the copy so that the copy and decorations do not exceed 40 square feet. The ARB allowed the backer panel to exceed the maximum area for a wall sign due to the poor condition of the underlying façade which would be exposed if not covered by the new sign.

The new awning is 89.5 square feet, and there is no copy on the awning.

Existing exterior lighting will be removed. The wall sign will have back-lit illumination. The lighting box will include individual 1.5" letters attached with nuts and bolts. The box will be attached to the existing sign band with square tubing and screws. New L- and Z-brackets will be used to install the sign and awning.

8. EDR-8 Special Features

There are not any changes to any special features.

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9. EDR-9 Safety

There are not any changes that will impact personal safety.

10. EDR-10 Heritage

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The building containing 473 Massachusetts Avenue is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission must review and approve the signage.

11. EDR-11 Microclimate

There are no changes that will impact the microclimate.

12. EDR-12 Sustainable Building and Site Design

There are no changes proposed.

The project must adhere to the following conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. The area of the copy and the decorations on the wall sign shall be within 40 square feet.